# \$425,000 - 8109 16 Avenue, Coleman

MLS® #A2268502

## \$425,000

2 Bedroom, 2.00 Bathroom, 1,283 sqft Residential on 0.25 Acres

NONE, Coleman, Alberta

Discover the charm of mountain living in this cute Coleman home, perfectly situated in the beautiful Crowsnest Pass. Surrounded by fresh alpine air and mountain views, this property offers a peaceful retreat with endless outdoor adventures right at your doorstep, especially if you enjoy hunting, fishing, camping, hiking, and exploring the historic mountain towns nearby. Set on a massive 11,000+ sq. ft. lot, there's plenty of room for gardening, homesteading, or simply relaxing in your private mountain oasis. Inside, this quaint home has lots of potential, featuring a summer kitchen, ideal for creating income-generating suites or hosting extended family and friends. Whether you're looking for a quiet getaway or a full-time residence, this property delivers the perfect blend of tranquility and convenience with an easy commute to BC or nearby cities. Enjoy the simple pleasures of mountain life with crisp air, stunning scenery, and space to make your dreams grow!

Built in 1920

#### **Essential Information**

MLS® # A2268502 Price \$425,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1







Half Baths 1

Square Footage 1,283 Acres 0.25 Year Built 1920

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**

Address 8109 16 Avenue

Subdivision NONE

City Coleman

County Crowsnest Pass

Province Alberta
Postal Code T0K0M0

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener, Garage Faces Front, Off Street

# of Garages 2

#### Interior

Interior Features Built-in Features, Open Floorplan, Storage

Appliances Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Garden, Private Entrance, Private Yard

Lot Description Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private,

Rectangular Lot

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed November 3rd, 2025

Days on Market 1

Zoning R1

## **Listing Details**

Listing Office Century 21 Foothills South Real Estate

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